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Florida Title & Guarantee Agency
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This Instrument Prepared
under the supervision of:

Jennifer Booth
Florida Title & Guarantee Agency
14050 NW 14th Street, Suite 110
Sunrise, FL 33323

Property Appraisers Parcel Identification (Folio) No.:
R03766-123

Our File No.: 83-22-0397

WARRANTY DEED

This Warranty Deed made this 6th day of June, 2022 by Thomas P Linebach, a single man, whose mailing address is 820 South Curry Point, Homosassa, FL 34448, hereinafter called the grantor(s), to Gary Nicholas Romano and Barbara Christel Romano, husband and wife, for an enhanced life estate, without liability for waste, and with full power and authority in said life tenant to sell, convey, mortgage, lease or otherwise manage and dispose of the property described herein, in fee simple, with or without consideration, without joinder of the remainderman, and with full power and authority to retain any and all proceeds, with a remainder to Lisa Honan, married woman, whose post office address is 671 U Street King of Prussia, PA 19406, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor(s), for and in consideration of the sum of \$10.00 (ten) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Columbia County, State of Florida, viz:

LOT 23- APPALACHIE TRACE (UNRECORDED)

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN SOUTH 01 DEGREE 18 MINUTES 53 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 3 A DISTANCE OF 1097.29 FEET; THENCE SOUTH 87 DEGREES 37 MINUTES 11 SECONDS WEST 519.86 FEET TO A POINT ON THE EASTERLY END OF A PRIVATE ROAD; THENCE NORTH 02 DEGREES 22 MINUTES 49 SECONDS WEST ALONG SAID EASTERLY END 30.00 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PRIVATE ROAD; THENCE SOUTH 87 DEGREES 37 MINUTES 11 SECONDS WEST ALONG SAID NORTHERLY LINE 183.23 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 87 DEGREES 37 MINUTES 11 SECONDS WEST STILL ALONG SAID NORTHERLY LINE OF A PRIVATE ROAD 618.39 FEET; THENCE NORTH 01 DEGREE 18 MINUTES 53 SECONDS WEST 440.46 FEET TO A POINT ON THE SOUTHERLY LINE OF A CONSERVATION EASEMENT; THENCE CONTINUE NORTH 01 DEGREE 18 MINUTES 53 SECONDS WEST 350.00 FEET; THENCE SOUTH 76 DEGREES 53 MINUTES 49 SECONDS EAST 638.39 FEET; THENCE SOUTH 01 DEGREE 18 MINUTES 53 SECONDS EAST 620.01 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH SECTION 2 TOWNSHIP 6 SOUTH RANGE 16 EAST COLUMBIA COUNTY FLORIDA:

A STRIP OF LAND 60.00 FEET IN WIDTH, FOR THE PURPOSE OF INGRESS AND EGRESS, LYING 30.00 FEET EACH SIDE OF AND ADJACENT TO THE FOLLOWING DESCRIBED CENTERLINE: COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 2 AND RUN SOUTH 01 DEGREE 18 MINUTES 53 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 2 A DISTANCE OF 529.26 FEET; THENCE SOUTH 77 DEGREES 05 MINUTES 34 SECONDS EAST 521.71 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED CENTERLINE; THENCE CONTINUE SOUTH 77 DEGREES 05 MINUTES 34 SECONDS EAST 1081.26 FEET; THENCE SOUTH 01 DEGREE 18 MINUTES 53 SECONDS EAST PARALLEL TO THE WEST LINE OF SAID SECTION 2 A DISTANCE OF 1687.00 FEET TO A POINT ON THE NORTH LINE OF SOUTHWEST 1/4 OF SAID SECTION 2; THENCE CONTINUE SOUTH 01 DEGREE 18 MINUTES 53 SECONDS EAST STILL PARALLEL TO THE WEST LINE OF SAID SECTION 2 A DISTANCE OF 576.46 FEET TO A POINT HEREIN DESIGNATED AS POINT "A"; THENCE SOUTH 27 DEGREES 38 MINUTES 37 SECONDS WEST 1453.69 FEET; THENCE SOUTH 01 DEGREE 18 MINUTES 53 SECONDS EAST PARALLEL TO THE WEST LINE OF SAID SECTION 2 A DISTANCE OF 644.96 FEET TO A POINT ON THE NORTHERLY MAINTAINED RIGHT-OR-WAY LINE OF HERLONG ROAD AND THE TERMINAL POINT OF HEREIN DESCRIBED CENTERLINE.

ALSO A STRIP OF LAND 60.00 FEET IN WIDTH FOR THE PURPOSE OF INGRESS AND EGRESS, LYING 30.00 FEET EACH SIDE OF AND ADJACENT TO THE FOLLOWING DESCRIBED CENTERLINE:

BEGIN AT ABOVE DESIGNATED POINT "A" AND RUN NORTH 65 DEGREES 42 MINUTES 05 SECONDS

WEST 1294.01 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 2; THENCE CONTINUE NORTH 65 DEGREES 42 MINUTES 05 SECONDS WEST 429.19 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 2 AND THE TERMINAL POINT OF HEREIN DESCRIBED CENTERLINE.

ALSO A STRIP OF LAND 60.00 FEET IN WIDTH, FOR THE PURPOSE OF INGRESS AND EGRESS, LYING 30.00 FEET EACH SIDE OF THE ADJACENT TO THE FOLLOWING DESCRIBED CENTERLINE: BEGIN AT ABOVE DESIGNATED POINT "A" AND RUN SOUTH 65 DEGREES 42 MINUTES 05 SECONDS EAST 934.72 FEET TO THE TERMINAL POINT OF HEREIN DESCRIBED CENTERLINE.

Neither the grantor(s) named herein, nor the spouse(s) thereof nor anyone for whose support they are responsible reside on or adjacent to the property herein described and is not therefore their homestead property.

SUBJECT TO: covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2022 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

First Witness Signature

Printed Signature

Second Witness Signature

Printed Signature

Thomas P Linebach

State of Florida

County of Alachua

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6th day of June, 2022 by Thomas P Linebach, who has produced FLD as Identification or is personally known to me to be the persons therein.

Notary Public, State of Florida

My commission expires
Seal

